

VILLAGE OF ALGONQUIN  
COMMITTEE OF THE WHOLE  
Meeting Minutes  
Algonquin Village Hall Board Room  
April 28, 2015

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

Present: President John Schmitt, Trustees Brian Dianis, Jerry Glogowski, Debby Sosine, Jim Steigert, John Spella, and Robert Smith

Staff Members Present: Michael Kumbera, Assistant Village Manager; Russ Farnum, Community Development Director; Katie Parkhurst, Senior Planner. Kelly Cahill, Village Attorney, and Jerry Kautz, Village Clerk, were also in attendance.

Chairperson Jerry Glogowski called the meeting to order at 7:30 p.m. and announced those in attendance. A quorum was established.

**AGENDA ITEM 2:** Community Development  
Nothing to report.

A. Review Update of Village's 2005 Affordable Housing Plan

Mr. Farnum reported the state of Illinois passed an Affordable Housing Planning and Appeal Act in 2003. It mandates that municipalities wherein less than 10 percent of its housing stock is deemed affordable – according to U.S. Census Bureau data – must adopt a housing plan in an effort to increase the number of affordable units within the community. For owner-occupied dwelling units, the state defines housing that is affordable to be housing in which mortgage, amortization, taxes, insurance, and condominium association fees constitute no more than 30 percent of the gross annual income for a household. For rentals, affordable means housing for which the rent and utilities constitute no more than 30 percent of the gross annual household income. The village was required to produce its first affordable housing plan in 2005, and we are required at this time to update the original plan and submit it to the state by June 2015. The state calculates affordability as the percentage of total housing units in a given community that are affordable to homebuyers at 80 percent of the Area Median Income (AMI) and renters at 60 percent of the AMI. Both McHenry and Kane Counties are included in the Chicago Metro Area AMI, which increased from \$51,680 in 2004 to \$61,045 in 2013. The raw number of affordable housing units in Algonquin has increased slightly since the state's first calculations a decade ago; however, this gain was not as significant as the overall increase in total housing units that took place over this same period. Algonquin, therefore, has remained on the state's list of nonexempt local governments, requiring the village to resubmit an update to its 2005 Affordable Housing Plan.

The consensus of the Committee of the Whole was to pass on to the Board for approval.

B. Consider Proposal for East Algonquin Road Corridor Study

Mr. Farnum also reported to build off the 2013 planning study that identified redevelopment opportunities and policies for downtown (e.g., TIF, river/recreation), staff has recently explored options for preparing a similar revitalization strategy for the East Algonquin Road corridor. The goal of such an effort would be to better understand the demographics and market economics of the area, roughly bounded from the Fox River east to Illinois Route 25. In February, staff sent out a Request for Proposals (RFP) to economic and land use consultants, to study the existing commercial property along East Algonquin Road and generate recommendations for filling vacancies, re-activating some of the more "mature" shopping centers, and establishing a vision for build-out of the half dozen or so undeveloped commercial properties remaining in the corridor (e.g., Jewel outlots, vacant parcels adjacent to Compton Drive). The RFP resulted in a total of five proposals being submitted, ranging from \$19,500 to \$91,000, to perform a corridor study for East Algonquin Road. Most proposals involved a joint submission by a

team of financial and planning consulting firms. Due to uncertainty at this time about the state budget and disbursement of funds back to municipalities (LGDF), staff is recommending scaling back the overall scope of the study to eliminate much of the long-term land planning and redevelopment component and focus primarily on the short-term questions as to whether or not increased residential development adjacent to the East Algonquin Road corridor would have a significant impact on retail and services demand.

Following the presentation, it was the consensus of the Committee of the Whole to move this study item on to the Board for approval and enter into an agreement with Gruen Gruen & Associates in an amount of \$19,500.

**AGENDA ITEM 3:**            General Administration

- A.        Consider Ordinance Amending Chapter 33, Liquor Control and Liquor Licensing, Amending the Number of Available Class F Liquor Licenses

Mr. Kumbera reported in accordance with an ordinance passed in 2013 limiting the number of allowable liquor licenses in all classes to the number of licenses issued at that time, the attached proposed ordinance increases the number of available Class F liquor licenses by one. This change is the result of a request from China Dragon Restaurant to be able to serve beer and wine. Staff recommends that the change in the number of available F licenses be approved.

The consensus of the Committee of the Whole was to pass on to the Board for approval.

- B.        Consider Ordinance Updating Chapter 21, Zoning Ordinance, and Appendix B to Clarify Procedures and Processes Currently in Place

Ms. Parkhurst reported that, over the course of the past several months, village staff have been reviewing, updating and revising the entire Zoning Ordinance. The Zoning Ordinance was completely rewritten in 2003 and had various updates throughout the years as necessary. Staff felt it was time for another review based on changes in development and current types of uses, as well as other changes to the Municipal Code. Community Development staff was responsible for gathering input and changes from Public Works, Community Development, Police Department, the Village Engineer and the Village Attorney. During the presentation, Ms. Parkhurst described several changes to the ordinance including updating verbiage. Following some discussion, staff was thanked for their efforts in updating this document.

The consensus of the Committee of the Whole was to pass on to the Board for approval

**AGENDA ITEM 4:**            Public Works & Safety  
Nothing to report.

**AGENDA ITEM 5:**            Executive Session  
Nothing to report.

**AGENDA ITEM 6:**            Other Business

1. President Schmitt reported that the state will definitely reduce LGDF funding to city and towns by 50 percent. This is going to hurt all municipalities financially.

**AGENDA ITEM 7:**            Adjournment

There being no further business, Mr. Glogowski adjourned the meeting of the Committee of the Whole at 8:13 p.m.

Submitted: Jerry Kautz, Village Clerk